

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 9, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District
John B. Kelso, Lee District
Ronald W. Koch, Sully District

//

The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Commissioner de la Fe announced his intention to further defer the decision on three Hunter Mill applications, RZ-2002-HM-012, PCA-82-C-056, and SE-2002-HM-014, presently scheduled for tomorrow night.

//

Commissioner Smyth announced her intention to defer the public hearing on PCA-84-D-049-5/FDPA-84-D-049-6, Tysons II Land Co., presently scheduled for tomorrow night.

//

ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda consisted of the first scheduled markup session to make recommendations on proposed revisions to the Adopted Comprehensive Plan in the Braddock, Mason, and Springfield Districts.

//

AREA PLANS REVIEW MARKUP SESSION - BRADDOCK, MASON, AND SPRINGFIELD DISTRICTS – The Planning Commission will make its recommendations on proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Braddock, Mason and Springfield Districts, in accordance with the *Code of Virginia*, Title 15.2, Chapter 11.

Chairman Murphy explained the following procedures would be in effect for the markup session: the District Commissioner would move to recommend approval or denial of each item and if an objection was not expressed, it would be SO ORDERED and no vote would be taken. However, he noted that a vote would be taken if an objection was expressed. He then MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT CONCUR WITH THE RECOMMENDATIONS MADE ON THE AREA PLAN REVIEW ITEMS IN THE BRADDOCK, MASON AND SPRINGFIELD DISTRICTS.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, Kelso and Koch absent from the meeting.

//

AREA PLANS REVIEW MARKUP - BRADDOCK DISTRICT

(The public hearing on this item was held on September 26, 2002. A complete verbatim transcript of the decision made this evening is in the date file.)

APR-02-II-2F

Commissioner Harsel RECOMMENDED APPROVAL OF APR-02-II-2F AS PRESENTED TONIGHT.

//

AREA PLANS REVIEW MARKUP - MASON DISTRICT

(The public hearings on these items were held on September 26, 2002. A complete verbatim transcript of the decisions made this evening is in the date file.)

S01-I-A1 - OUT-OF-TURN PLAN AMENDMENT

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION TO ALLOW MORE TIME TO EVALUATE THE ISSUE OF CONSOLIDATION AND TO ALLOW THE MASON DISTRICT LAND USE COMMITTEE TIME TO PROVIDE THEIR INPUT AS WELL.

APR-02-I-1A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGES 16 THROUGH 20 OF THE MASON DISTRICT STAFF REPORT BOOK.

The motion carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Byers, Kelso and Koch absent from the meeting.

APR-02-I-2A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGE 28 OF THE MASON DISTRICT STAFF REPORT BOOK.

APR-02-I-3A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT PLAN.

The motion carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Byers, Kelso and Koch absent from the meeting.

APR-02-I-4A

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT PLAN.

APR-02-I-1B

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION TO ALLOW MORE TIME TO EVALUATE THE LOWER DENSITY OF FOUR DWELLING UNITS PER ACRE AS PROPOSED BY THE NOMINATOR AT THE PUBLIC HEARING.

S02-I-B1 - OUT-OF-TURN PLAN AMENDMENT

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THIS ITEM SO THAT IT CAN BE EVALUATED AS A CONCURRENT PLAN AMENDMENT AS ALLOWED BY THE COUNTY'S POLICY FOR REVITALIZATION AREAS.

S02-I-B2 - OUT-OF-TURN PLAN AMENDMENT

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT PLAN.

APR-02-I-1J

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT PLAN.

APR-02-I-1L

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGES 96 TO 97 OF THE MASON DISTRICT STAFF REPORT BOOK.

APR-02-I-2L

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT PLAN.

APR-02-II-1F and APR-02-II-5F

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGES 116 THROUGH 117 OF THE MASON DISTRICT STAFF REPORT BOOK.

//

AREA PLANS REVIEW MARKUP - SPRINGFIELD DISTRICT

(The public hearings on these items were held on October 2, 2002. A complete verbatim transcript of the decisions made this evening is in the date file.)

APR-02-II-3F

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGES 6 AND 7 OF THE SPRINGFIELD DISTRICT STAFF REPORT BOOK.

The motion carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Byers, Kelso and Koch absent from the meeting.

APR-02-III-1BR

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DENY THIS NOMINATION.

The motion carried unanimously with Commissioner Moon not present for the vote; Commissioners Byers, Kelso and Koch absent from the meeting.

APR-02-III-2BR

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE AN ALTERNATIVE AS SHOWN IN MY HANDOUT DATED OCTOBER 9, 2002.

The motion carried unanimously with Commissioner Moon not present for the vote; Commissioners Byers, Kelso and Koch absent from the meeting.

APR-02-III-1P

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE THE ALTERNATIVE FOUND IN MY HANDOUT DATED OCTOBER 9, 2002.

The motion carried unanimously with Commissioner Moon not present for the vote; Commissioners Byers, Kelso and Koch absent from the meeting.

//

Commissioner Murphy MOVED TO RATIFY THE RECOMMENDATIONS AS SUBMITTED THIS EVENING AND THAT THE BOARD APPROVE THE RECOMMENDATIONS MADE ON AREA PLAN REVIEW ITEMS IN THE BRADDOCK, MASON AND SPRINGFIELD DISTRICTS.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Byers, Kelso and Koch absent from the meeting.

//

ADJOURNMENT

October 9, 2002

The meeting adjourned at 8:55 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: September 9, 2004

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission